

City of Seattle

ENVIRONMENTAL CHECKLIST

A. BACKGROUND:

1. **Name of proposed project, if applicable:**

Amendments to the Official Land Use Map to strengthen the Roosevelt Residential Urban Village town center, establish a Station Area Overlay District, and apply Incentive Zoning provisions for affordable housing.

2. **Name of Applicant:**

City of Seattle

3. **Address and phone number of applicant and contact person:**

City of Seattle Department of Planning and Development
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, Washington 98124-4019

Contact: Geoff Wentlandt, 206-684-3586.

4. **Date checklist prepared:**

April 2011

5. **Agency requesting checklist:**

City of Seattle Department of Planning and Development

6. **Proposed timing or schedule (include phasing if applicable):**

The proposed code amendments will be reviewed by City Council and discussed in public hearings in spring and summer of 2011.

7. **Do you have any plans for future additions, expansions, or further activities related to or connected with this proposal? If yes, explain:**

The proposal is a non-project action that is not dependent upon any further action.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:**

A Draft Director's Report analyzing the recommendations was prepared in April 2011, as well as the SEPA environmental checklist and environmental determination to be prepared for this proposal. A report entitled Roosevelt Neighborhood Proposed Rezoning Economic Analysis of Zoning Changes was prepared along with the Director's Report. Sound Transit prepared a Supplemental Environmental Impact Statement on the North Link in March 2006, a supplement to the 1999 Central Link Environmental Impact Statement.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain:**

The proposal affects land use and zoning regulations in the Roosevelt Residential Urban Village. There are pending applications for developments, rezones, and other actions in or near the Neighborhood Commercial zoned areas that are generally the subject of the proposed Official Land Use Map amendments. Known project proposals include the following:

- Roosevelt Development Group (Project No. 3010100)

- Roosevelt Link Light Rail Station, to be located underground just west of 12th Ave NE between NE 65th St. and NE 67th St.

The recommended outcome of this rezone proposal, however, is not expected to substantively alter decision-making on any individual pending application, to the extent such applications would be considered “vested” or otherwise under review per current codes and regulations.

10. **List any governmental approvals or permits that will be needed for your proposal, if known:**
The proposal requires approval by the City Council. No other agency approvals are anticipated.
11. **Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site.**

Proposal Description

The proposal consists of the following actions:

Establishment of a Station Area Overlay District that includes all commercial and multifamily zoned areas from north of NE 62nd St to the four corners of Roosevelt Way NE & NE 70th St, and from Interstate-5 to 15th Ave NE, all generally within a quarter-mile of the future light rail station scheduled to open in 2020.

Amended zoning designations as shown on Maps. Where more than one proposed zoning designation is proposed for an area, this checklist will discuss the more intensive proposed zoning designation.

Application of the City’s Incentive Zoning provisions for affordable housing. This action is primarily a procedural action enabling the application of existing Incentive Zoning provisions at the time of the proposed zoning changes, as consistent with established City Policy.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

The affected area is entirely within the Roosevelt Residential Urban Village (Roosevelt). Roosevelt is generally bounded by Interstate 5 on the west; NE 75th St. on the north, 15th Ave. NE on the east, and NE Ravenna Blvd on the south. Proposed rezone areas are located in Roosevelt's commercial core, which lies along Roosevelt Way NE and NE 65th St. Figure 1 indicates the Roosevelt residential Urban Village boundary, current zoning (colored labeled areas), and proposed zoning (dark outlined boxes, with annotated labels). Figure 2 indicates the extent of the proposed station area overlay area.

Insert Figure 1 (From Director's Report)

Insert Figure 2 (From Director's Report)

B. ENVIRONMENTAL ELEMENTS:

1. Earth

- a. General description of site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other.**

Includes both moderately sloping and relatively flat areas, sloping downward from northeast to southwest. The steepest sloping areas are typically small banked areas at property edges engineered when the area was platted in order to create more level lots.

- b. What is the steepest slope on the site (approximate percent slope)?**

The steepest slope in the area is the southwestern corner of Roosevelt High School.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.**

Soils in the project area are a typical mix of the glacial till found in the urban Seattle area. No agricultural soils or prime farmland are present in the planning area.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Not applicable. This is a non-project proposal. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review) and environmentally critical areas regulations.

- e. Describe the purpose, type and approximate quantities of any filling or grading proposed. Indicate source of fill.**

Not applicable. This proposal is a non-project action and does not involve construction activity. The amount of filling or grading depends upon existing site conditions and usually is part of the site preparation. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

- f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.**

Not applicable. The indirect effects of this non-project proposal are not expected to significantly increase development pressures in Roosevelt's neighborhood commercial areas, or change the amount of clearing that would occur on any site. Potential impacts of specific development projects will be addressed through existing regulations and/or separate site-specific environmental review.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?**

Not applicable. This proposal is a non-project action and does not involve construction activity. The project area is presently developed with buildings and roadway surfaces. Implementation of the proposed rezones would not appreciably alter this existing situation. In areas proposed to become Neighborhood Commercial that are now single-family or multifamily zoned, the amount of impervious surface could increase. Current zoning allows lot line to lot line development coverage in Neighborhood Commercial zones. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review).

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:**
None. This proposal is a non-project action and does not involve construction activity. The amount of erosion depends upon existing site conditions and site design of a project-specific action. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control erosion or other impacts to the earth at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review).

There are established policies and regulations to limit the potential of erosion and landslide impact of specific development proposals. The recently adopted Green Factor that applies to development in the area is expected to help avoid or mitigate potential earth and drainage-related run-off impacts.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.**

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review). No significant adverse impacts related to air quality, including greenhouse gases, are anticipated because the incremental difference between total probable future development under the existing and proposed future zoning would be relatively minor.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.**

Not applicable. This is a non-project proposal. Off-site sources of emissions or odors could exist in the vicinity of individual projects that may indirectly be affected by this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:**
There are established policies and regulations to minimize adverse air quality impacts of specific development projects.

3. Water

a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Also, these natural features are generally not present or minimally present.

- 2) Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

- 3) **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

Not applicable.

- 4) **Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.**

No such withdrawals or diversions are known. This proposal is a non-project action and does not involve construction or development activity.

- 5) **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

No such floodplains known to exist in the study area. This proposal is a non-project action and does not involve construction or development activity.

- 6) **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

No such discharges are known. This proposal is a non-project action and does not involve construction or development activity. Future development, which might indirectly lead to such discharges, would be subject to environmental review if it exceeds thresholds.

b. Ground Water:

- 1) **Will groundwater be withdrawn or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.**

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Development regulation changes in the proposed legislation are unlikely to result in the withdrawal of or discharge to ground water as part of the site development for an individual project. Individual projects that may utilize the provisions of this proposal will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, and other requirements. New development will need to include adequate sanitary sewer connection and capacity, and stormwater controls meeting applicable standards.

- 2) **Describe waste material that will be discharged into the ground for septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

Not applicable. The proposal is a non-project action and does not involve construction or development activity. The Roosevelt Residential Urban Village is served by sewer mains. The proposed legislation will not change existing regulations on septic tanks or waste material discharge. Future development projects will need to include adequate sanitary and stormwater sewer capacity and controls, and will be subject to environmental review (if they meet or exceed thresholds for environmental review) and the City's stormwater and drainage requirements.

c. Water Runoff (including storm water):

- 1) **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Runoff flows would be expected to occur predominantly to

established City drainage facilities. The amount of runoff and method of collection depends upon existing site conditions and site design of a project-specific action. Individual projects will be subject to the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to meet treatment requirements prior to connection to City storm sewer systems. The indirect effects of this non-project proposal related to water runoff are addressed in Section D, Supplemental Sheet for Non-project Actions.

2) Could waste materials enter ground or surface waters? If so, generally describe.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, and the City's stormwater and drainage requirements and environmental review (if they meet or exceed thresholds for environmental review.) Future development projects will need to demonstrate that stormwater and wastewater requirements have been met.

d. Proposed measures to reduce or control surface, ground or runoff water impacts, if any:

Not applicable. This proposal is a non-project action and does not involve construction or development activity. There are established policies and regulations to protect wetlands, riparian corridors, lakes, drainage basins, wildlife habitats, slopes, and other property from adverse drainage impacts of specific development projects. New construction will need to comply with the City's Stormwater, Grading & Drainage Control Ordinance and provide for mitigation of erosion, if required. Individual projects will also be subject to environmental review (if they meet or exceed thresholds for environmental review). The recently adopted Green Factor that currently applies to development in commercial zones is expected to provide mitigation for potential future water quality and run-off impacts.

4. Plants

a. Check the types of vegetation found on the site:

- ☒ Deciduous tree: alder, maple, aspen, other
- ☒ Evergreen tree: fir, cedar, pine, other
- ☒ Shrubs, various species as ornamental landscaping
- ☒ Grass
- ☐ Pasture
- ☐ Crop or grain
- ☐ Wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
- ☐ Water plants: water lily, eelgrass, milfoil, other
- ☐ Other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Little vegetative clearing is expected with future development. Individual development projects that may use the proposed new zoning designations will be subject to environmental review (if they meet or exceed thresholds for environmental review), the City's Environmentally Critical Areas Ordinance, Significant Trees Ordinance, and other regulations.

c. List threatened or endangered species known to be on or near the site:

No threatened or endangered plant species are known to be in or near the planning area.

d. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any:

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Development standards and design guidelines are in place and proposed

that support the use of native plants and other vegetation on specific development projects where appropriate. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of landscaping or other measures to preserve or enhance vegetation at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review), and will be subject to the City's existing requirements for screening and buffers. The recently adopted Green Factor is expected to provide mitigation for water quality and run-off impacts as well as promote aesthetically pleasing landscaping of new development sites.

5. Animals

a. Circle any birds and animals that have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, ducks, geese, owls, other: raven, pigeons, starlings, gulls and other urban tolerant birds

Mammals: deer, bear, elk, beaver, other: squirrels, rodents, raccoon, household pets, and other similar mammals tolerant to urban environments

Fish: bass, salmon, trout, herring, shellfish, other: _____

Other: _____

This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of specific animals present in the Roosevelt Residential Urban Village vicinity at this stage.

b. List any threatened or endangered species known to be on or near the site.

None are known. No threatened or endangered animal species are known to be in or near the area.

c. Is the site part of a migration route? If so, explain.

None are known. The planning area may be used to some extent by migratory bird species similar to other urban areas in Seattle. However, the scarcity of significant wildlife habitat such as large expanses of high-quality habitat area (with the potential exception of park lands) limits its value to migratory bird species.

d. Proposed measures to preserve or enhance wildlife, if any:

Not applicable.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing etc.

Not applicable. The proposal is a non-project action and does not involve construction or development activity. The area is served by electric and natural gas utilities. New future development is likely to use these sources of energy, the same as would occur under current land use zoning and regulations. Future development projects that may use the proposed legislation's zoning or development regulation changes are unlikely to require different types of energy sources under the new provisions than under the existing provisions.

Individual projects and development consistent with this proposal will occur over time and cannot be evaluated in terms of energy requirements at this stage. Such projects will be subject to subsequent environmental review (if they meet or exceed thresholds for environmental review).

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

Not applicable. The proposal is a non-project action and does not involve construction or development activity. In Roosevelt's town center, however, some building height and density increases are expected as an indirect consequence of the proposal, possibly reducing solar access on neighboring parcels.

Projects and development consistent with this proposal will occur over time and cannot be further substantively evaluated in terms of impacts to adjacent properties at this stage.

Individual development projects that use the proposal's zoning and development regulation changes will be subject to environmental review and design review (if they meet or exceed thresholds for environmental review) for energy-related impacts.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Individual projects that may utilize the provisions of this proposal will occur over time and cannot be substantively evaluated in terms of energy conservation features or measures to reduce or control energy impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and will need to meet the City's energy code requirements.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Zoning or development regulation changes in the proposed legislation are unlikely to result in additional environmental health hazards as part of the future potential site development for individual projects.

Individual projects that may utilize the provisions of this proposal will be subject to the City's Environmentally Critical Areas Ordinance, environmental review (if they meet or exceed thresholds for environmental review), and other requirements.

1) Describe special emergency services that might be required.

None are known. This proposal is a non-project action and does not involve construction or development activity. The amount of growth in the Roosevelt Residential Urban Village is within the range covered by the City of Seattle's Comprehensive Plan for Fire Protection and Police Services. In general, emergency service providers including the Fire and Police Departments will review the effects of increased development and propose enhanced services as necessary as part of their planning for future service needs. The indirect effects of this non-project proposal are not expected to result in an increased need for emergency services.

Individual projects that may use the proposed zoning designations and development standards will occur over time and cannot be evaluated in terms of special emergency services required at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other requirements.

2) Proposed measures to reduce or control environmental health hazards, if any:

None are proposed. This proposal is a non-project action and does not involve construction or development activity. The indirect effects of this non-project proposal are not expected to result in an increase of environmental health hazards.

Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control environmental health hazards at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review), building code, and other public health and safety requirements.

b. Noise**1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Ambient noise typical of urban areas exists in the Roosevelt neighborhood, including typical noise levels generated by traffic and aircraft, with I-5 and arterial traffic noise. The extent of existing traffic and other noise affecting a given development project would be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Not applicable. This proposal is a non-project action and does not involve construction activity. The potential future indirect effects of this non-project proposal are not expected to substantively increase the potential for adverse or significant adverse noise impacts because the incremental difference between total probable future development under the existing and proposed future codes would be relatively minor.

Individual projects that may utilize the provisions of this proposal will occur over time and cannot be evaluated in terms of noise impacts at this stage. Such projects will be subject to environmental review (if they meet or exceed thresholds for environmental review) as they move forward.

3) Proposed measures to reduce or control noise impacts, if any:

Not applicable. This proposal is a non-project action and does not involve construction or development activity. Existing noise standards and regulations related to the Land Use Code would be retained and would not change as part of this proposal.

Individual projects that may occur as an indirect result of this proposal will occur over time and cannot be evaluated in terms of measures to reduce or control noise impacts at this stage. Such projects will be subject to project-specific environmental review (if they meet or exceed thresholds for environmental review).

8. Land and Shoreline Use**a. What is the current use of the site and adjacent properties?**

The affected area includes the commercial core of the Roosevelt Residential Urban Village centered on Roosevelt Way NE and NE 65th St. Surrounding this core and extending along both Roosevelt and 65th is a mix of commercial and multifamily residential uses,

including recent developments of a much larger scale than the older buildings. Away from the arterial axes of Roosevelt and 65th, single-family areas consist of early twentieth century craftsman bungalows and Tudor houses.

b. Has the site been used for agriculture? If so, describe.

No commercial agriculture has taken place in Roosevelt in more than 90 years.

c. Describe any structures on the site.

The Roosevelt Residential Urban Village is urban in character with a wide variety of structures. Development typically ranges between one and three stories in height, and seldom occupies sites larger than 15,000 square feet, although more recent mixed use projects typically occupy larger sites and are generally six stories in height.

d. Will any structures be demolished? If so, what?

Not as a direct result of this non-project action. The indirect effects of this non-project proposal are not expected to significantly increase the rate of demolition.

e. What is the current zoning classification of the site?

Properties along the arterials of Roosevelt Way NE, NE 65th St, and Lake City Way at Roosevelt's northern edge are generally zoned Neighborhood Commercial (NC2-40, NC3-65), which allows for mixed-use commercial/residential buildings of up to 40 and 65 feet in height. In some areas, a small amount of multifamily zoning (LR1, LR2, LR3) provides a transition between single-family and commercial areas. A pedestrian overlay zone lies along Roosevelt Way between NE 63rd St and NE 66th St and for one block along NE 65th St generally between Roosevelt Way and 12th Ave NE.

f. What is current comprehensive plan designation of the site?

The study area is coterminous with the Roosevelt Residential Urban Village, which designation is intended to be a predominantly residential area surrounding a core of commercial services. The City Council recently changed the Future Land Use Map in association with the proposed changes to the Official Land Use Map, which are the subject of this environmental review (See Ordinance 123267). The Future Land Use Map designations in the study area are Multifamily Residential and Commercial Mixed Use.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

As mapped in the city's critical areas mapping, a few landscaped areas are identified as steep slopes.

i. Approximately how many people would reside or work in the completed project?

Not applicable. This is a non-project proposal. In 2004, however, Roosevelt had about 1,260 households and a growth target of approximate 250 additional households by 2024. DPD's zoning capacity model estimates that the proposed changes would result in additional residential capacity of approximately 350 units. This increase in capacity

is not expected to significantly increase the rate at which Roosevelt's number of households will increase. The growth target for 2024 was determined taking the planned light rail station into account. The proposed changes are an anticipated consequence of the investment in light rail, and thus the 2024 growth target remains the same.

j. Approximately how many people would the completed project displace?

Not applicable. This is a non-project proposal. The indirect effects of this non-project proposal are not expected to significantly increase the rate and extent at which residences or businesses are displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None are proposed. The indirect effects of this non-project proposal are not expected to significantly increase the rate or extent at which residences or businesses are displaced.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is compatible with existing and projected land uses and plans. In 2008, the Mayor and City Council adopted new goals and policies for Roosevelt (*see Comprehensive Plan Neighborhood Planning Element at page 8.150 et seq.*). The Roosevelt neighborhood plan expresses support for growth "in a manner that concentrates residential and business uses in the commercial core and near the light rail station, with less dense residential, mixed use and commercial development along the commercial arterials that extend from the core" and for "a zoning strategy that consolidates similar zoning into whole blocks in and near the urban core and light rail station, to result in more compatible development."

The Roosevelt Neighborhood Association (RNA), stewards of the neighborhood plan, formed a Zoning Workgroup that recommended the following principles:

Station Area Zoning – Increase density within a quarter mile of the station entrance to maximize use of the station and foster a distinctive, pedestrian-friendly town center.

Maximize Existing Commercial and Multifamily Zoning – Increase the density and potential commercial activity within the existing town center to attract new residents and businesses while generally minimizing redevelopment pressure on single-family-zoned areas of Roosevelt.

Concentrate Commercial Zoning in the Commercial Core and Along the Axis (along NE 65th St and NE Roosevelt Way) – Broadening the areas where single-purpose multifamily residential buildings are allowed to include all of Roosevelt except these areas is intended to make existing commercial areas more active and able to support a busy, pedestrian-oriented character.

Reduce Midblock Transitions – Separating zones by block will help ease transitions to less intensive uses by using the right-of-way as a buffer, and will foster maximizing existing zoning by reducing potential development costs associated with sites adjacent to solely residential zones.

The proposed rezones conform to the RNA Zoning Workgroup's principal strategies, and largely concentrate new density in the western portion of Roosevelt's core, with heights and densities tapering down eastward to allow less density toward 15th Ave NE.

9. **Housing**

a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

Not applicable. This is a non-project proposal. The proposed zoning changes, however, could modestly influence the number of lots likely to become available for redevelopment and/or the density of projects that can be built on these lots. DPD's zoning capacity model estimates that the proposal will result in additional capacity for approximately 350 additional residences. Roosevelt's housing growth targets for 2024 will not change due to this proposal.

The proposed zoning changes are expected to be accompanied by the application of the City's Incentive Zoning program for affordable housing. See Chapter 23.58A. Incentive zoning provisions would require that 17.5% of the increased development potential created by the rezone on a site is devoted to affordable housing to those with moderate incomes. (80% of Area Median Income.)

b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Not applicable. This is a non-project proposal. The indirect effects of this non-project proposal are not expected to result in any significant change to the rate of demolition of housing in the Roosevelt Residential Urban Village.

c. **Proposed measures to reduce or control housing impacts, if any:**

The proposed zoning changes are expected to be accompanied by the application of the City's Incentive Zoning program for affordable housing. See Chapter 23.58A. Incentive zoning provision would require that 17.5% of the increased development potential created by the rezone on a site is devoted to affordable housing to those with moderate incomes. (80% of Area Median Income.)

10. **Aesthetics**

a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Not applicable. This is a non-project proposal and does not include any construction or development activity. The proposal would rezone some land to NC3 with a 65 foot height limit (see Maps 1 above), a zoning designation that already exists in Roosevelt's commercial core. Individual development projects that use the proposed legislation's zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts and the City's Design Review Program.

b. **What views in the immediate vicinity would be altered or obstructed?**

Not applicable. This is a non-project proposal. Projects and development consistent with this proposal will occur over time and cannot be substantively evaluated in terms of potential view alteration at this stage. Overall, the additional height proposed (outlined above) could result in blockage of some private views from lots east of Roosevelt looking westward. However, this is not anticipated to be a substantial phenomenon when compared to the current height limits, and no adverse view-related impacts are identified at this time.

Individual development projects that utilize the proposed legislation's zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for height, bulk and scale impacts and the City's Design Review Program, which includes the Roosevelt Neighborhood Design Guidelines.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**
No measures related to aesthetic impacts are proposed.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**
Not applicable. This is a non-project proposal. Existing light and glare standards are not proposed to be changed, and minimal additional potential for light glare is identified. Projects and development that would be subject to the proposed zoning changes will be subject to environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
Not applicable. This is a non-project proposal. No such impacts are identified. Projects and development in the Roosevelt Residential Urban Village will be subject to regulations and environmental review (if they meet or exceed thresholds for environmental review) for light and glare impacts.
- c. **What existing off-site sources of light or glare may affect your proposal?**
Not applicable. This is a non-project proposal. Ambient light and glare typical of urban areas in Seattle exists in the study area. The extent of light and glare affecting a given development project will be assessed through project-specific environmental review (if they meet or exceed thresholds for environmental review) and other regulations.
- d. **Proposed measures to reduce or control light and glare impacts, if any:**
None are proposed. This is a non-project proposal. Established policies and regulations to minimize or prevent hazards and other adverse light and glare impacts of specific development projects will not change. Projects and development in the Roosevelt Residential Urban Village will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for light and glare impacts.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**
The Roosevelt Residential Urban Village is served by public parks, including Froula Park, Cowen Park, the Roosevelt, P-Patch, and the Roosevelt High School grounds.
- b. **Would the proposed project displace any existing recreational uses? If so, describe.**
No. This is a non-project proposal.
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**
None are proposed. This is a non-project proposal. Future projects and development in the Roosevelt Residential Urban Village will be subject to environmental review (if they meet or exceed thresholds for environmental review) for impacts on recreation.

13. Historical and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**
This is a non-project proposal. Individual projects and development activities will be subject to the City's regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).
- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site?**
This is a non-project proposal. See the response to item 13A above. Individual projects and development proposals would be subject to the City's policies and regulations related to historic and archaeologically significant landmarks as well as environmental review (if they meet or exceed thresholds for environmental review).
- c. Proposed measures to reduce or control impacts, if any:**
None are proposed. There are established policies and regulations to maintain and preserve significant historic sites and structures and to provide the opportunity for analysis of archaeological sites during review of specific development projects. Projects involving structures or sites that have been designated as historic landmarks are subject to compliance with the Landmarks Preservation Ordinance.

14. Transportation

- a. Identify public streets and highways serving the site, and describe the proposed access to the existing street system. Show on site plans, if any.**
Not applicable to this non-project proposal. Interstate 5 comprises the western boundary of the Roosevelt Residential Urban Village. Roosevelt Way NE, 12th Ave. NE, 15th Ave. NE, NE 65th St., NE 75th St. and Ravenna Blvd. are the important arterials serving Roosevelt. The other streets in the area provide local access and circulations between arterials.
- b. Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
The planning area is well served by public transit and by 2020 will include a light rail station located under 12th Ave NE between NE 65th St and NE 67th St, with an entrance located along 12th Ave NE on the current site of the QFC grocery store. Existing transit service in Roosevelt and vicinity includes Metro routes 48, 64, 66, 67, 68, 71, 72, 73, 77, 79, and 373.
- c. How many parking spaces would the completed project have? How many would the project eliminate?**
Not applicable. This is a non-project proposal. As part of the Neighborhood Business District Strategy (NBDS) adopted in 2006, minimum parking requirements were eliminated in Station Area Overlay Districts, which the proposal could institute within much of Roosevelt's commercial core. Potential transportation impacts, including parking impacts, in all of the city's commercial zones and station areas were addressed in the SEPA analysis of Land Use Code amendments that were part of the NBDS. This proposal does not include any further changes to parking provisions implemented through the NBDS, although it establishes a Station Area Overlay District. Projects and development in the Roosevelt Residential Urban Village will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

No.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

Not at this time. In 2020, the planned light rail station will be located in the center of the proposal area.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Not applicable to this non-project proposal. The proposal is estimated to increase Roosevelt's future development capacity by approximately 215,000 square feet of commercial uses and approximately 350 residential units. The future development capacity horizon is not limited to a time horizon, as are the 2024 growth targets. Consequently, the rate at which the new commercial space and residential units will be built and occupied is not anticipated to significantly increase as a result of the proposal.

Projects and development in the Roosevelt Residential Urban Village will be subject to environmental review (if they meet or exceed thresholds for environmental review) and other regulations for parking and transportation impacts.

See also the Director's Report Section V for a discussion of Growth, Capacity and Impact Analysis including transportation.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None are proposed.

15. Public Services

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.**

Not applicable. This is a non-project proposal. The proposed amendments are not expected to substantively change potential future demands for public services.

See also the Director's Report Section V for a discussion of Growth, Capacity and Impact Analysis including public services.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None are proposed. This proposal is a non-project action.

16. Utilities

- a. **Utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.**

The affected area is extensively developed and is served by all the utilities listed above except for septic systems. Other utilities available include cable television and internet access.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed:**

Not applicable. This is a non-project proposal. The proposed amendments are not expected to substantively change potential demand for utility services or the specific services to be provided, which are decided on a site-by-site basis.

C. SIGNATURE

Signature provided following section D below.

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering the questions, be aware of the extent of the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**
The proposed changes would result in no direct impacts, and are unlikely to result in indirect or cumulative impacts related to water, air, noise, or toxic/hazardous substances.

Proposed measures to avoid or reduce such increases are:

None proposed.

2. **How would the proposal be likely to affect plants, animals, fish or marine life?**
The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to plant, animal, fish or marine life.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None proposed.

3. **How would the proposal be likely to deplete energy or natural resources?**
The proposed changes would result in no direct negative impacts and are unlikely to result in indirect or cumulative impacts related to energy or natural resources. As a result, the potential for increased depletion of energy and natural resources is minor.

Increased housing density in the type of mixed use environment envisioned by the Roosevelt Neighborhood Planning goals and policies may, in certain cases, reduce demands for energy and natural resources. This concentration of residential commercial uses in the vicinity of a light rail station can reduce energy consumption by clustering services and having a good land use mix, increasing the convenience and likelihood that people will walk and use transit for work and pleasure trips. Building heating costs may also be reduced per household since a higher proportion of multifamily units among the new units built can result in more common wall area, which is more thermally efficient. In some instances, however, residential projects could achieve slightly higher densities than what would occur under existing conditions, which may result in higher energy-use for a particular project. Projects would continue to be required to comply the existing Energy Code and standards for sustainable development.

Proposed measures to protect or conserve energy and natural resources are:

None are proposed.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened, or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to environmentally sensitive areas or areas designated for governmental protection. For natural environmental features listed above, this is due to the fact that the area is already an intensely developed urban environment and no significant environmentally sensitive areas are designated, with only a couple of highly-maintained parks or tended landscaped areas present.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None are proposed. The existing regulatory framework, i.e., the Land Use Code, The Shoreline Master Program, Environmentally Critical Areas Ordinance, Landmarks Preservation Ordinance and the City's SEPA ordinance will address impacts during review of development proposals on a project-specific basis.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land and shoreline uses incompatible with existing plans?**

The proposed changes would continue to allow and encourage land uses compatible with the existing Comprehensive Plan and neighborhood plans. The proposal is intended to implement neighborhood plan objectives, while continuing to allow the type of development supported by the neighborhood plan and a level of growth necessary to accommodate Comprehensive Plan growth targets. The type of mixed-use development anticipated will allow continued intensification of land uses, creating potential for new development that may alter some aspects of existing neighborhood character in the neighborhood's commercial core.

The proposed changes would result in no direct, immediate impacts on the built environment. By accommodating new development anticipated near the planned light rail station, the indirect, long-term cumulative impacts on land uses would be positive, relative to changes likely to occur under existing conditions. This is a non-project proposal, so specific environmental impacts cannot be predicted. In general, the environmental impacts of the proposed zoning changes will primarily be associated with slight increases in housing capacity and commercial capacity in certain areas, and under specific conditions. Negative impacts could include increased noise levels and private view blockage where development occurs, but any difference in the magnitude of these impacts relative to what could occur under existing conditions is minor.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are proposed. Development above SEPA thresholds will continue to be reviewed on a project-specific basis and any land use related impacts identified and mitigated as part of the project's SEPA decision. The proposal is based on neighborhood plan provisions that call for accommodating growth within the commercial core in order to help retain neighborhood character.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

The proposed changes would result in no direct impacts and are unlikely to result in indirect or cumulative impacts related to transportation or public services/utilities. A wide range of uses are allowed in the zoning designations that are part of the proposal, each with a different forecasted trip generation rate. The Director's Report and Recommendation provides a general analysis of potential Transportation impacts. Several sources of information including the City's

Comprehensive Plan Transportation Element and data provided in the 2006 North Link Final Supplemental Environmental Impact Statement are used to describe existing traffic conditions and capacity of roadways in the vicinity of the proposal. Transportation analysis from the City's Comprehensive Plan Transportation Element shows that arterial roadways in the vicinity of the proposal have vehicle / capacity ratios well below the level of service standard of 1.0, indicating that arterial roadways in the vicinity have substantial available capacity in projected year 2020.

The proposal is expected to increase development capacity by approximately 350 residential units and 215,000 sf of commercial space. Due to the wide variance in the potential trip generation of the proposal, it is not practical to predict with accuracy the number of vehicle trips that would result from the proposal. Due to the presence of strong public transportation and a compact walkable environment in the vicinity of the project proposal a high mode-split with transit and non-motorized modes of transportation is expected. When the light rail station opens in 2020, the trend toward more transportation-efficient land uses, along with the restructuring of supporting transportation infrastructure should result in fewer additional vehicle trips being generated by new development in Roosevelt than would have occurred in the absence of the future station.

The areas proposed for rezone within the Roosevelt Residential Urban Village are within an already urbanized area with fully developed utility infrastructures. Roosevelt is serviced by a network of utility services including: potable water, stormwater sewer, wastewater sewer, natural gas, telecommunications and electricity. All utilities are available in the public streets and alleys immediately adjacent to all properties proposed for rezone. A broad range of existing residential and commercial developments in the area are already serviced by the utility network. No utility infrastructure deficiencies or particular capacity constraints are identified in the City's Capital Facilities plan for the Roosevelt Urban Village.

At the time of any project-specific development proposal, it is the responsibility of the project proponent to sufficiently upgrade existing utility infrastructures to service proposed development. These arrangements must be in place at the time of permit approval for new development.

In sum, the potential for significant adverse additional impacts on transportation and utility infrastructure is negligible due to little or no difference in potential development capacity.

Proposed measures to reduce or respond to such demands are:

None proposed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

It is believed that the proposal would not result in conflicts with local, state, or federal laws or requirements for protection of the environment.

SIGNATURE:

I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Signature: Signature on File
 Geoffrey Wentlandt
 Senior Urban Planner

Date Submitted:

Reviewed by: Signature on File Date:
 John Shaw
 Senior Land Use Planner